



Rip Croft

Portland, DT5 2EE



**Offers In Excess Of
£300,000 Freehold**



Rip Croft

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- Detached Bungalow
- Well Presented Throughout
- Offered For Sale With No Onward Chain
- Two Bedrooms
- Generous Sized Front Aspect Lounge
- Modern Fitted Kitchen
- Large Family Bathroom
- Rear Aspect Conservatory
- Low Maintenance Gardens
- Off Road Parking & Garage





Being offered to the market for sale WITH NO ONWARD CHAIN, is this light and airy WELL PRESENTED throughout DETACHED BUNGALOW. Boasting SPACIOUS ACCOMMODATION including a LARGE FRONT ASPECT LOUNGE, two DOUBLE BEDROOMS, modern fitted kitchen, family bathroom and a CONSERVATORY enjoying views of the GARDEN. Externally there is LOW MAINTENANCE front and rear gardens, OFF ROAD PARKING and a DETACHED GARAGE.

Upon entering the bungalow you are greeted by a welcoming entrance hallway, where doors lead to all



principle room. Located at the front of the bungalow is a deceptively spacious lounge. This room has a lovely warm feeling, and offers ample amounts of space for several items of furniture. There is large front aspect window, which allows ample amounts of natural light to flood the room. Bedroom one is a modest front aspect double room, boasting a range of fitted wardrobes. Bedroom two, currently been used as a dining room is a further double. Double doors from the dining room/bedroom two lead out to the conservatory which enjoys views out to the low maintenance rear garden. The modern fitted kitchen benefits from a wide selection of colour matching eye and base level storage cupboards and space for a selection of free standing domestic appliances. To complete the accommodation is the fitted bathroom, comprising bath, shower, wash hand basin and WC.

Externally to the front of the bungalow there is a hard standing drive way which runs down the side of the property, leading to a detached single garage with traditional up and over door. The remainder of the front garden is laid to lawn, with a path leading to the front door. The rear garden offers a mixture of shingle and astro turf, along with mature plants and shrubs. Directly abutting the rear of the conservatory is a deck area, with a slope making this suitable for wheelchair users.



Ground Floor



Lounge

16'8 x 11'1 (5.08m x 3.38m)

Dining Room / Bedroom Two

11'7 x 9' (3.53m x 2.74m)

Bedroom One

13'11 x 11'2 (4.24m x 3.40m)

Kitchen

11'1 x 8'10 (3.38m x 2.69m)

Conservatory

12'5 x 10'3 (3.78m x 3.12m)

Bathroom

10'3 x 5'7 (3.12m x 1.70m)

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached Bungalow
 Property construction: Standard
 Mains Electricity
 Mains Water & Sewage: Supplied by Wessex Water
 Heating Type: Gas Central Heating
 Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	